

CHURCH ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Beautifully presented first floor apartment | Two well appointed bedrooms | Spacious lounge / dining room | Modern integrated kitchen | Contemporary bathroom | Share of freehold | Gated development with communal gardens | Allocated parking and garage en bloc | Excellent location for shops, schools & Central Line | EPC rating C78 / Council Tax band C

Guide Price
£375,000



A bright and airy two bedroom first floor apartment which forms part of this popular gated development which is ideally placed for Queen's Road, the Central Line Station and Epping Forest. Features include two well appointed bedrooms, contemporary kitchen and bathroom, a spacious lounge / diner with a garage en bloc.

Location

Fernbank is located in an excellent spot with Queens Road's boutique shops, cafes, Waitrose, the Central Line Station and the highly regarded St Johns Primary School just a short walk away. The development is surrounded by green spaces with Epping Forest and the Duck Pond on the door step. Buckhurst Hill is a desirable location for many reasons including excellent transport links to the City via the underground and for road users, the M25, M11 and routes into London are close by. The area is also well served for leisure pursuits with a good selection of tennis, cricket and golf clubs and there are an outstanding range of state and independent schools.

Interior

This bright and spacious first floor apartment commences with a welcoming entrance hall with access to all rooms. The lounge / dining room is a spacious room, running the full depth of the building with building to front and rear aspects, offering ample space for relaxing, dining and entertaining. The kitchen has been updated recently with integrated appliances with contrasting worktops and high gloss units. The two bedrooms are both a good size, each with fitted wardrobes, and both served by a modern family bathroom with a white suite, and fully tiled with complementary tiling.

Exterior

Fernbank is a secure gated development with well maintained communal gardens and parking and this flat is offered with a garage en bloc and one allocated parking space.

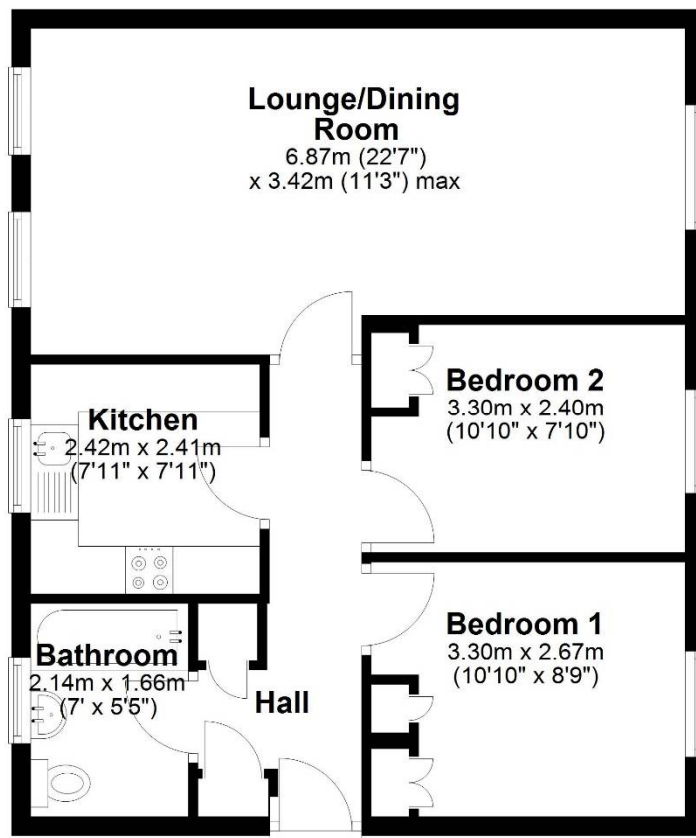
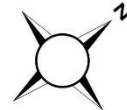
Agent's note

This apartment is sold with a Share of the Freehold and a lease with well over 900 years remaining. There is no ground rent payable and the present service charge sits at £**** per annum. This includes the cost of buildings insurance, maintenance of the grounds and communal areas and

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First Floor

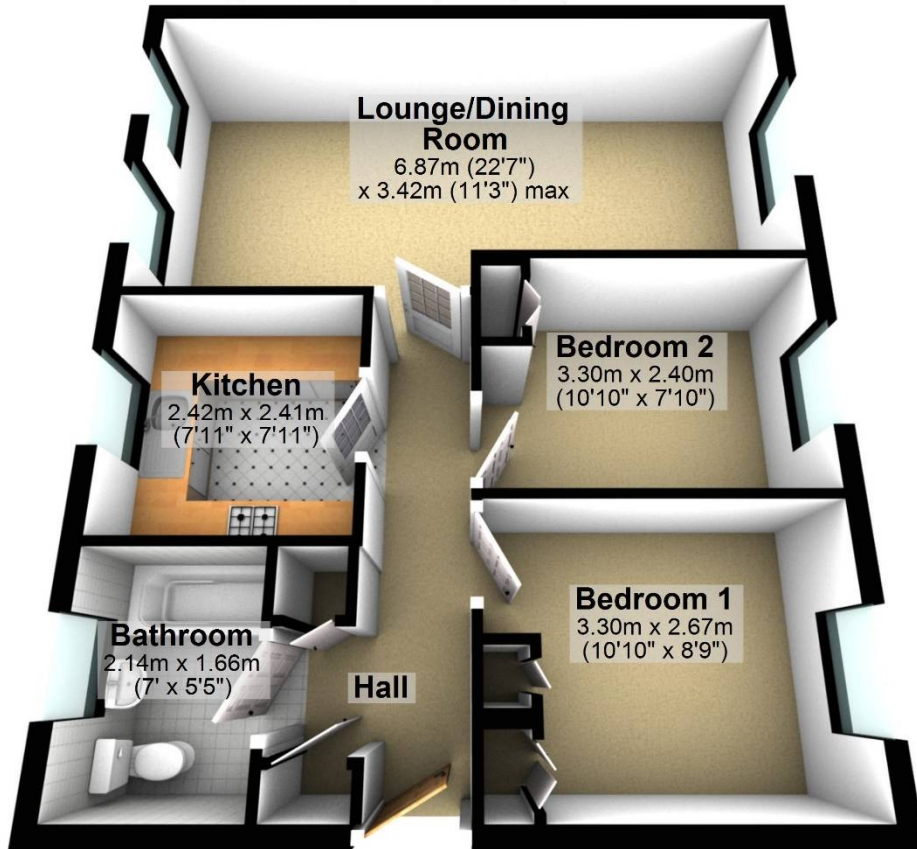
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 2nd January, 2025